This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $1,550,000.00.

Jennifer Crowell
Affiant

Subscribed and sworn before me this the 30th day of August, 2017.

Notary Public
My commission expires: 12-1-2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans: T20170078006 DEEDWARR
Recvd: 09/06/17 12:16 2 pgs
Fees: 13.00 Taxes: 5735.00
20170906-0091635

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Blake Sennett & Bear Flag, LLC 3611 Gallatin Pike & 3616 Baxter Avenue Nashville, TN 37216	Blake Sennett 926 Burchwood Ave Nashville, TN 37216	072-02-0-181.00 (Tract I) 072-02-0-106.00 (Tract II)

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL TODD REESE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BLAKE SENNETT AND BEAR FLAG, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Tract I: 3611 Gallatin Pike - 072-02-0-181.00

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Kelley Properties, LLC Property of record in Plat at Instrument No. 20081028-0107363, and corrected by Surveyor's Certificate of Correction at Instrument No. 20081125-0115576, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II: 3616 Baxter Avenue - 072-02-0-106.00

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of E. B. Craig's Subdivision of the Crownover Property (Tract II) of record in Plat at Deed Book 894, Pages 640 and 641, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 44 fronts 50 feet on the easterly side of Baxter Street and runs back 217 feet 1 inch on the northerly line and 238 feet 7 inches on the southerly line to a dead line, measuring 52 feet 4 inches thereon.

Being the same property conveyed to Michael Todd Reese, a single man by Warranty deed from Kelley Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20140515-0041690 Register's Office for Davidson County, Tennessee, dated May 13, 2014 and recorded on May 15, 2014.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3611 Gallatin Pike & 3616 Baxter Avenue, Nashville, TN 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 30th day of August, 2017.

Michael Todd Reese

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Todd Reese, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of August, 2017.

My commission expires:

1/7/21

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public